

Youlgrave *Community Land Trust* Derbyshire

To be completed: March 2015

The Project

Four 3-bedroom houses, two 2-bedroom houses, and two 2-bedroom bungalows for rent and shared ownership.

Value: £1m

Funding: HCA Community Led Funding plus contribution from Derbyshire Dales District Council

Features:

- The first scheme in the Peak District National Park to be built with the involvement of a Community Land Trust.
- The homes will be built to Code for sustainable homes level 4.
- Land within the scheme will provide a community orchard.

The Story

Youlgrave is one of the most popular villages in the Peak District, attracting holiday-makers and commuters to Sheffield and Manchester, resulting in high property prices and little chance for local young people to make their homes in the village.

This situation was recognised by a group of local people, working with Peak District Rural Housing Association and Derbyshire Dales DC, they formed a Community Land Trust (CLT) to take advantage of government funding for community-led groups in addressing the issue.

Planning permission was granted for a scheme in April 2011 but progress was scuppered by a 'Village Green' application lodged by an objector to the scheme. This was dismissed by an inquiry but eighteen months was lost. In the meantime a neighbour had claimed a small part of the site and this change necessitated a new planning application for the whole site.

Planning permission for the revised scheme was granted in July 2013. The cost of the scheme was now above that anticipated. PDRHA resolved to put more of their resources into the scheme and extra grant was forthcoming from Derbyshire Dales. Work finally started on site in March of 2014 and the houses will be completed early in 2015.

There is a healthy list of local people, many of them young families who are waiting and hoping that they will be able to live in one of these new homes.

David Frederickson, chair of Youlgrave Community Land Trust and local District Councillor commented. 'It has been a long journey to this point but we are delighted to see work starting on these houses. Youlgrave is a special village, to keep it that way we need to ensure there is some affordable housing particularly for young people who might otherwise be forced to leave. These homes and the people who live in them will help us protect the school and other services in the village for a good time to come. We are very grateful to all our partners who have supported the scheme so wholeheartedly.'

